035.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,300 / 722,300
					USE VALUE:	722,300 / 722,300
					ASSESSED:	722,300 / 722,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENNINGTON CALEN &	
Owner 2:	BURNS BRIDGIT	
Owner 3:		
Street 1:	3 NORCROSS STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MAKSEYN JOHN D & LIN ZHANG -
Owner 2:	-
Street 1:	9 SAWIN ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1939, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4955.000	357,800	600	363,900	722,300
Total Card	0.114	357,800	600	363,900	722,300
Total Parcel	0.114	357,800	600	363,900	722,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.22 | /Parcel: 478.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24672
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!2907!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,800	600	4,955.	363,900	722,300		Year end	12/23/2021
2021	101	FV	348,400	600	4,955.	363,900	712,900		Year End Roll	12/10/2020
2020	101	FV	348,200	600	4,955.	363,900	712,700	712,700	Year End Roll	12/18/2019
2019	101	FV	290,300	600	4,955.	329,800	620,700	620,700	Year End Roll	1/3/2019
2018	101	FV	290,300	600	4,955.	312,800	603,700	603,700	Year End Roll	12/20/2017
2017	101	FV	290,300	600	4,955.	273,000	563,900	563,900	Year End Roll	1/3/2017
2016	101	FV	290,300	600	4,955.	233,100	524,000	524,000	Year End	1/4/2016
2015	101	FV	271,900	700	4,955.	216,100	488,700	488,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:14:48

LAST REV

Date	Time
12/21/20	15:25:07
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2907

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKSEYN JOHN D	63679-542		5/30/2014		526,000	No	No		
DIZIO ANNE S/MI	62737-51		10/3/2013	Change>Sale	352,000	No	No		
DIZIO ANNE S	53107-544		6/30/2009	Family	1	No	No		
CONNOLLY BARBAR	27604-121		8/25/1997		184,300	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2020	1229	Wood Dec	10,000	C				
7/11/2018	941	Addition	154,306	O				
12/3/2013	1759	Add Bath	5,000	C				
11/1/2013	1616	Heat App	8,000	C				
10/7/2013	1489	Redo Kit	7,500	C				
1/9/2013	19	Manual	1,917	C				
8/30/1993	418	Manual	3,500					SIDING
8/5/1992	356	Manual	2,000					SHINGLES ON FRONT

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
6/16/2015	SQ Returned	EMK	Ellen K
5/13/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
1/31/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/27/2009	Measured	163	PATRIOT
2/25/2000	Meas/Inspect	197	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4955		Sq. Ft.	Site		0	64.	1.15	3									363,936						363,900	

Total AC/HA:	0.11375	Total SF/SM:	4955	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	363,936	Spl Credit		Total:	363,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	5 - Tile		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.04029584
Adj $ / SQ:	189.594
Other Features:	109781
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439602
Depreciation:	81766
Depreciated Total:	357836

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

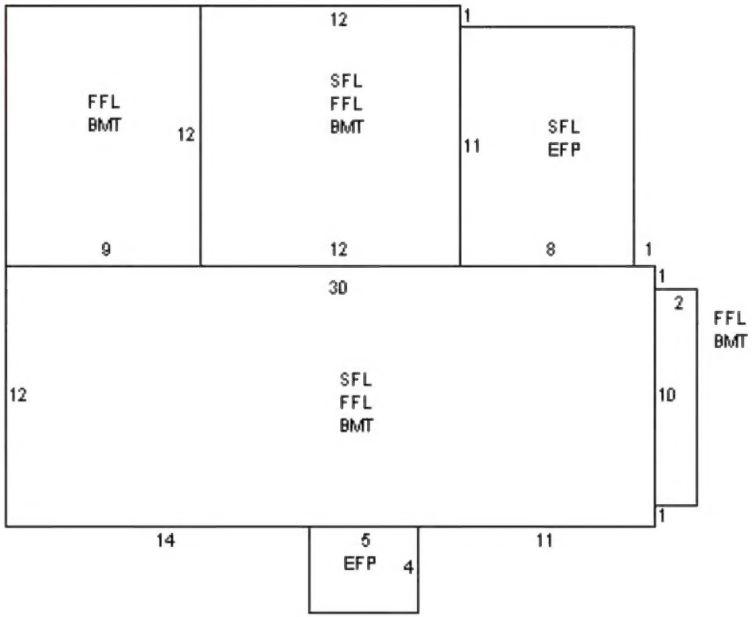
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	208.55
Special Features:	0	Val/Su Net:	185.01
Final Total:	357800	Val/Su SzAd	299.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	632	91.010	57,515
FFL	First Floor	632	189.590	119,823
SFL	Second Floor	562	189.590	106,628
EFP	Enclos Porch	108	54.550	5,891

Net Sketched Area:	1,934		Total:	289,857	
Size Ad	1194.4	Gross Area	1964	FinArea	1510

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1990	8.00	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

PARCEL ID

035.0-0004-0014.0

IMAGE

AssessPro Patriot Properties, Inc